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**FINDINGS AND JUSTIFICATION FOR THE HARBOR GATEWAY CENTER
GENERAL PLAN AMENDMENT/ZONE CHANGE AS RELATED TO
POLICY 3.14.6 OF THE GENERAL PLAN FRAMEWORK
(CPC-97-0278 (ZC) (GPA))**

Policy 3.14.6 Consider the potential re-designation of marginal industrial lands for alternative uses by amending the community plans based on the following criteria:

- a. Where it can be demonstrated that the existing parcelization precludes effective use for industrial or supporting functions and where there is no available methods to assemble parcels into a unified site that will support viable industrial development;**

Discussion: The Harbor Gateway Center proposes a mix of new office, industrial park, and commercial uses to replace the aerospace manufacturing use that formerly occupied the 170-acre site. The proposed development plan provides for over 30 lots within the office/industrial park portion of the site and includes a 28-acre commercial retail area. This mix of uses and lot parcelization encourages the immediate use of the property by a variety of tenants, rather than leaving the site as a single lot and seeking to attract a large-scale industrial/manufacturing use such as the previous use of the site. The General Plan Amendment/Zone Change (GPA/ZC) proposed for the Harbor Gateway Center will facilitate the development of the retail portion of the site with a variety to tenants and uses which will complement the range of office/industrial park uses anticipated for the remainder of the site. Such complementary uses include the proposed hotel development project which will provide business lodging facilities in close proximity to new employment uses. In summary, the proposed Harbor Gateway Center development plan provides for the effective parcelization and better utilization of the 170-acre site, and the proposed GPA/ZC will help provide for a variety of commercial uses which will complement the development of those individual parcels.

- b. Where the size and/or the configuration of assembled parcels are insufficient to accommodate viable industrial development;**

Discussion: As described above, the recently approved development plan, specifically Vesting Tentative Tract Map No. 52172, for the Harbor Gateway Center provides for the effective parcelization of the 170-acre site in order to attract desirable tenants for viable industrial development. The proposed GPA/ZC is intended to allow for a variety of commercial uses, including a proposed hotel

development, which will complement the planned office/industrial park uses and promote rapid occupancy of such uses.

- c. **Where the size, use, and/or configuration of the industrial parcels adversely impact adjacent residential neighborhoods;**

Discussion: Residential neighborhoods are located adjacent to the southern edge of the Harbor Gateway Center and measures to promote land use compatibility are incorporated into development plans for the site. There are no residential neighborhoods adjacent to the proposed GPA/ZC area; hence, no adverse impacts to residential uses are expected to occur from the GPA/ZC. To the extent that the GPA/ZC provides for a greater variety of commercial retail uses within the Harbor Gateway Center, residents of the local area will be able to shop among a greater array of goods and services.

- d. **Where available infrastructure is inadequate and improvement are economically infeasible to support the needs of industrial uses;**

Discussion: Local infrastructure, particularly the local circulation system, is proposed to be improved as part of the Harbor Gateway Center project. The proposed GPA/ZC is intended to allow for a greater variety of commercial uses onsite which helps attract tenants to the site. Rapid occupancy of the site will facilitate the financing and implementation of local infrastructure improvements.

- e. **Where the conversion of industrial lands to an alternative use will not create a fragmented patterns of development and reduce the integrity and viability of industrial areas;**

Discussion: The development plan for the 170-acre Harbor Gateway Center provides for a cohesive and integrated land use pattern which includes a 142-acre office/industrial park area and a 28-acre retail area. The development plan promotes the integrity and viability of these land uses areas, and is also consistent with, if not complementary to, existing industrial and commercial uses adjacent to Harbor Gateway Center. The proposed GPA/ZC will specifically help promote the integrity and viability of the retail portion of Harbor Gateway Center.

- f. **Where the conversion of industrial lands to an alternative use will not result in an adverse impact on adjacent residential neighborhoods, commercial districts, or other land uses;**

Discussion: Approval of the requested GPA/ZC and subsequent development of commercial uses within the subject area will not adversely impact the surrounding properties. The area south of the GPA/ZC site is part of the Harbor Gateway Center and is proposed to be developed with new office and industrial park uses. The compatible nature of these uses combined with the fact that development of the proposed commercial area can be coordinated with the adjacent development to the

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south serves to avoid any adverse impacts. Similarly, the proposed development of new office and industrial park uses west of the GPA/ZC site, across from Denker Avenue, will avoid potential land use interface conflicts. The areas north and east of the GPA/ZC area, across from West 190th Street and Normandie Avenue, respectively, include a mix of older light industrial and commercial uses. The proposed development of new commercial retail uses is not expected to adversely impact these existing uses. There are no residential uses located in proximity to the proposed GPA/ZC area.

BRL has not
asked for this
change
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this pose
a problem
for BRL

- g. **Where it can be demonstrated that the reduction of industrial lands will not adversely impact the City's ability to accommodate sufficient industrial uses to provide jobs for the City's residents or incur adverse fiscal impacts; and/or**

Discussion: As described above, the Harbor Gateway Center project is designed to revitalize employment uses onsite by replacing the former aerospace manufacturing use with a mix of new office, industrial park, and commercial uses. The proposed GPA/ZC is intended to provide for a variety of commercial uses onsite which can complement the office and industrial park uses within, and around, Harbor Gateway Center. The development of commercial uses planned for the project site will provide both local jobs and economic benefits to the City.

- h. **Where existing industrial uses constitute a hazard to adjacent residential or natural areas.**

Discussion: The former aerospace manufacturing facility onsite is currently being removed and will be replaced by new office, industrial park, and commercial uses within Harbor Gateway Center.